



Crescent Place, Town Centre, GL50 3PG

Guide Price £325,000





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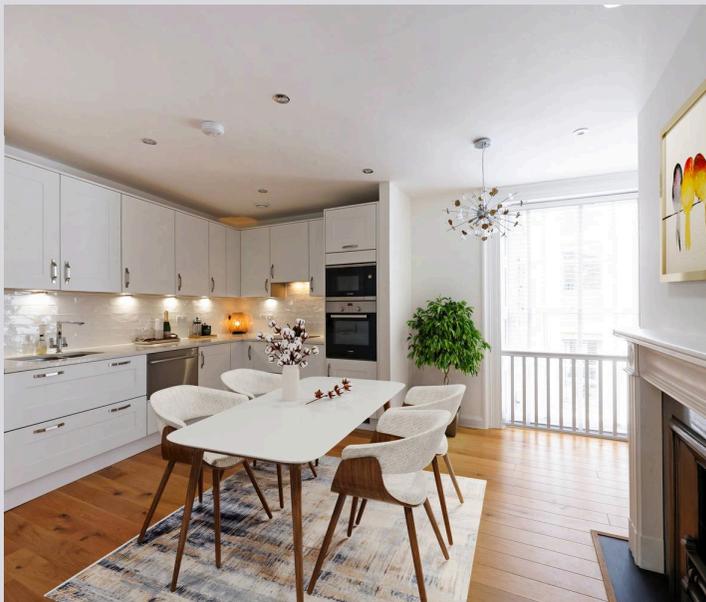
A beautiful top floor apartment located within the luxury Grade II listed building, John Dower House. The property in the heart of the town centre has carefully considered accommodation. There are two double bedrooms, a large shower room, a very spacious and bright sitting room, and a kitchen-breakfast room.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Two Bedrooms
- Elevator To Block
- Immaculately Presented
- Spacious Apartment
- Communal Grounds

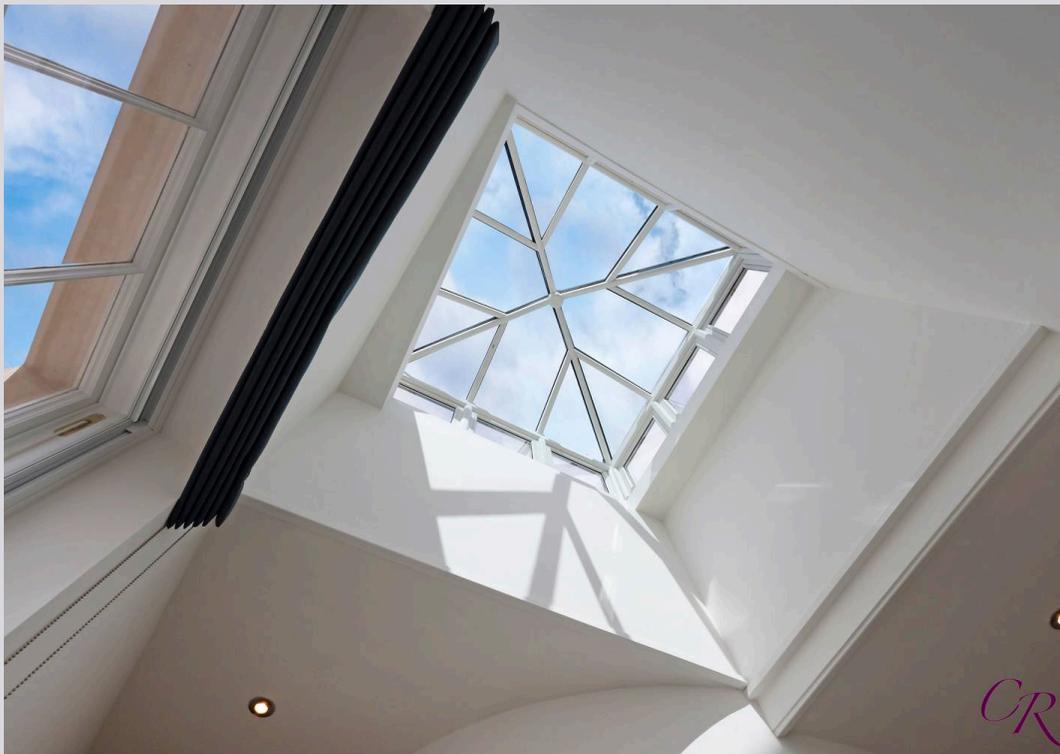




CR



CR



CR



CR

This apartment, previously the show suite, is the most unique of all the John Dower suites showcasing the only huge and architecturally stunning roof lantern within the building, which floods the entire entrance to the apartment with sunlight

This beautiful top floor apartment is located within the luxury Grade II listed building, John Dower House. The property in the heart of the town centre has carefully considered accommodation. There are two double bedrooms, a large shower room, a very spacious and bright sitting room, and a kitchen-breakfast room.

The apartment was the stunning show suite for John Dower and is one of three accessed via an elegant foyer with high ceilings, period features, large sash windows and an elegant open sweeping staircase leading up to the apartment. Each apartment benefits from being located on its own floor. A lift takes you directly to your front door from the communal entrance and the underground car parking that is located within this building. Underground secure and monitored parking is available on request for a nominal fee of £27 P.C.M.

The apartment is bright and airy, and upon entering the front door, you are greeted with a generous hallway with a huge sky lantern, under which there is space for a study area, and a large window which brings in lots of wonderful natural light. Neutral carpeting in the hallway flows into the quietly situated bedrooms at the rear of the apartment which is a unique and carefully considered floorplan. There is a video/phone security entrance system which also allows calling to other residents/emergency services and the duty officer in the Lifestory complex if required.

The spacious and bright sitting room has views to the front of the building through two large sash windows with secondary glazing. There is engineered wood flooring underfoot and an original feature marble fireplace with a slate hearth.

A well-equipped kitchen breakfast room looks over the communal courtyard below and has ample space for an extendable dining table and chairs. There is engineered wood flooring underfoot and an original marble feature fireplace with a slate hearth.

The kitchen offers a range of soft close, fitted wall and base units with quartz composite worktops, under-counter lighting, tiled splash backs and an inset double sink with a mixer tap. The high spec appliances include a Bosch integrated fridge-freezer, oven, hob, microwave and raised height Fisher & Paykel dishwasher.

A larder/storage cupboard and a large utility cupboard house a Bosch washing machine, separate Bosch tumble dryer, and the Heat Interface Unit system for all the rooms.

Both double bedrooms are located towards the rear of the apartment and have views over the communal gardens and grounds. There is ample room for both bedroom furniture and storage.

The shower room completes the accommodation and offers tiled flooring and walls with a white suite comprising a large walk-in shower enclosure with a rain head and separate shower attachment, a low-level WC and a vanity unit with an inset basin and double mirrored light-up cabinet with shavers' socket. There is also a heated towel rail and an area ideal for storing towels and linen.

Further benefits to this exceptional apartment are the designer custom-made blinds, curtains, and light fittings, all of which are included as part of the sale. There is also gas central heating, secondary glazing, 24-hour CCTV monitoring, monitored alarm system for the building, on-site management team. There is secure undercroft parking with lift access to the ground floor and a separate bicycle / disability vehicle storage room.

John Dower House is part of the Lifestory Homes.

Tenure- Leasehold

Lease Length- 997 Years

Service Charge - The current service charge for the year 2025/26 benefits from rebates and is presently £4,479.34 per annum (£373.27 per month), although the official listed annual charge remains £5,934.96. The managing agent has the services charges under review with the next review to take place in April 2026.

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals.

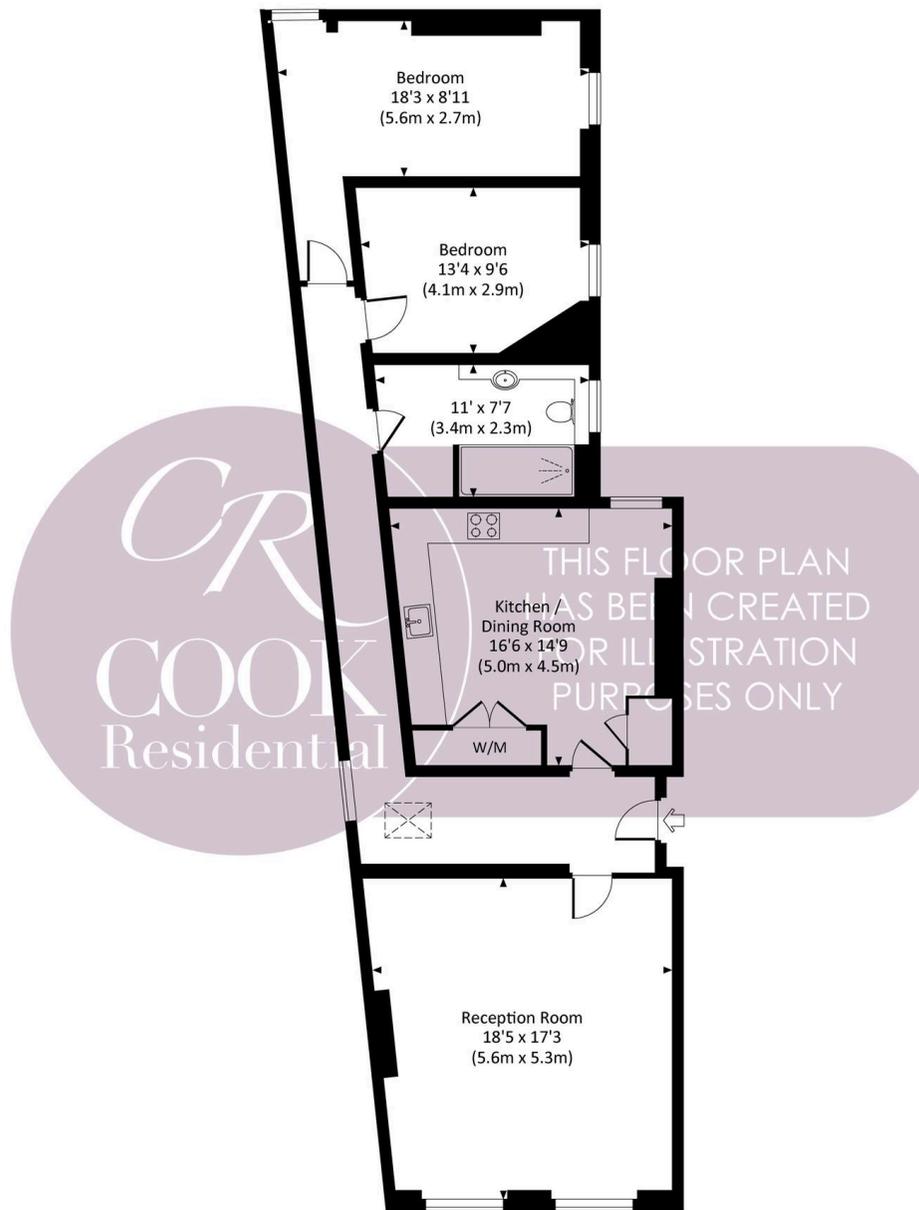
All property details will be confirmed between vendor and purchaser solicitors, including its position on Leasehold. All measurements are approximate and for guidance purposes only.

DISCLAIMER-Please note that the photographs used are for marketing purposes. Some are virtually staged and therefore do not accurately represent the apartment/property.



JOHN DOWER HOUSE, CRESCENT PLACE

Approx. gross internal area
1176 Sq Ft. / 109.3 Sq M.



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.